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THE CHAIRPERSON: Good evening, everyone, and welcome to the November 7th, 2019 Architecture Review Board meeting.

If you would all please stand for the Pledge of Allegiance.

(Whereupon the Pledge of Allegiance was said.)

THE CHAIRPERSON: Margaret, could you please call the roll.

M.S. UHLE: Yes. Carlos Garcia-Bou.

M.R. GARCIA-BOU: Here.

M.S. UHLE: Laura Raffiani.

THE CHAIRPERSON: Here.

M.S. UHLE: Jennifer Nemecek.

M.S. NEMECEK: Here.

M.S. UHLE: Ena McIntyre and Silvio Luca are not able to attend the meeting this evening.

THE CHAIRPERSON: Okay. Tonight we have just one item on the agenda. It is Application 18-44 for 51 Joyce Road. Please come forward.

M.R. STRICKER: Good morning -- good afternoon. I'm sorry, I don't know where we
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THE CHAIRPERSON: So does that mean that it hasn't been removed yet?

MS. UHLE: Well, they have to have a permit. We can't issue the permit until they get all the required approvals because this still has to go the Planning Board as well. So as part of the process to kind of legalize or amend the work that was done without the proper permits and approvals, they now need to go back.

THE CHAIRPERSON: They can't undo it?

MS. UHLE: They can't undo it yet. They'll need a permit, and then also the Planning Board may require them to do something additional or it may change. So it's appropriate that they have not removed it necessarily yet.

MR. STRICKER: So do you want to know what was going on?

MS. NEMECEK: Yes.

MR. STRICKER: In the front, we're cutting back the area -- along the driveway on the left side of the driveway, we're going to cut it back to 3 feet. The hatched area we're

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cutting back to 3 feet right after the portico, and it's going to be bleed right into the driveway, so the rest is going to be removed.

The walkway on the side, we're removing half of it, the width of it. It's going to go down to 2 feet. The X is coming out. There's a little pad in the back, those X's are coming out also.

THE CHAIRPERSON: What is that pad in the back for?

MR. STRICKER: It was going to be like a little hammock. It was very small. At least we get rid of some of these impervious surfaces with that. It was small. I think that was about it.

THE CHAIRPERSON: I noticed also that one of the things that is different that you didn't mention were the windows. I know that one window is gone, the oval window is gone, but all the other windows used to be double hung Mullions, now they're all casement.

There's no Mullions on anything?

MR. STRICKER: No. We switched it all to casement. I talked to the architect, he just put in all double hung windows. We don't

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use double hung windows. I don't like them.

I'm a builder. He just put them on the plans.

I put exactly the same size in casement to match the double hung.

THE CHAIRPERSON: Why no Mullions?

MR. STRICKER: Which is the Mullions?

THE CHAIRPERSON: The cross hatches in the middle of the windows.

MR. STRICKER: The casement came that way.

MS. UHLE: Also, the window at the front portico is considerably different. One thing that may have been helpful -- I do appreciate it's a very thorough package in terms of having the approved, the as-built, the as-built proposed, but it would be nice to have them sort of side by side so it would be a little bit easier to compare it. They're separated by other drawings, so it's kind of hard to compare.

MR. GARCIA-BOU: I would like to see what was approved by the Board and what was built.

THE CHAIRPERSON: It's here.

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MR. STRICKER: I had it up first. The first one.

MS. UHLE: All three sets are in there, they're just separated by a number of sheets.

THE CHAIRPERSON: Pretty much the stone water table went all the way around. Did you bring samples of what stone you're proposing?

MR. STRICKER: I think he said it on here.

MS. NEMECEK: We have to see the sample.

MR. GARCIA-BOU: You're only putting stone on that front elevation?

MR. STRICKER: Only on the front. I have plantings in the front over here also, so you're really only going to see it by the garage doors.

MR. GARCIA-BOU: Is there a reason why you didn't go with the stone all around the house?

MR. STRICKER: It got to be monetarily

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1 stone is expensive. The vinyl siding is
cheaper than going around the house where
you're not really going to see it. You're only
really going to see it if you're the homeowner.
MR. GARCIA-BOU: So it's a cost
reason?

MR. STRICKER: Yes, it's cost.

THE CHAIRPERSON: I fully understand
the cost factor, but when you propose
something, you're a builder, you know, you do
an estimate on what this is going to cost.
It's not like it's a big surprise to you being
that you're the builder. So if it wasn't going
to be what you had intentions of doing, it
seems deceiving to us, you know. We're a
volunteer board. We spend our time because we
care about what this town looks like. It's
somewhat of a slap in the face when you see
things like this aesthetic wise, never mind all
the other area variances and all that other
stuff. So --

MR. STRICKER: What happens is usually
the facade and everything is like the last
thing to do. After you already spent over
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1 budget on the inside, you know how it gets out
of control with, you know, you're supposed to
do this tile, you didn't do that tile, you went
to a marble tile or a better looking tile
inside, and then when you're coming to finish
up the outside, it's like where can we cut some
money to finish the house and move in. So
that's what happened at the end of it.

THE CHAIRPERSON: It's been my
experience that the outside is built before the
inside.

MS. NEMECEK: The other thing that you
just told us is that you knew you didn't want
those windows, you wanted the ones you have
now. Why didn't you tell the architect that?

MR. STRICKER: When you make plans --
18 I mean, you guys are architects, I guess, the
architect sometimes takes a lot of your ideas
and then filters in 9 million other ideas and
you're just trying to get going with a permit
and a plan and everything. You don't realize
until you get into, oh, I don't really want to
use this window. You want to get started. You
25 go back and forth with the architects and they
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1 come up with their own thing sometimes. I
don't even know if half of this stuff was
something that you guys told us that we have to
do or he just came up on his own, you know, and
put these things in the plans.

THE CHAIRPERSON: That's between you
and the architect. Your working relationship
with them is important, and what your needs are
are important. You have to know that as the
homeowner of the building what you approve is
what he's coming to us with. If he's not
coming to us with something that you didn't
approve, how do we -- it just doesn't work.
The system is not working.

MR. STRICKER: You guys are
architects; correct?

THE CHAIRPERSON: No, not all of us.
MS. NEMECEK: I'm a landscape
architect.

MR. STRICKER: Architect.

MS. NEMECEK: Landscape architect.

MR. STRICKER: Landscape architect?

MS. NEMECEK: Yes.

MR. STRICKER: It might be a little
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1 bit different. Every time we build a house,
there's always changes. It's not never like,
this is the plan, this is set, you can't
deviate.

THE CHAIRPERSON: I'm fully aware, I'm
a developer, I know.

MR. STRICKER: There's always some
changes.

THE CHAIRPERSON: It's not something I
don't know about. I read many a plan, approved
many a plan, changed many a plan, but I never
go ahead with a plan to a Planning Board that
is something that I don't want because then you
run into this kind of situation down the road
and it's no good for anyone here. It's a lose
lose.

MR. GARCIA-BOU: There's a reason why
we approved the original plan, because it was
according to the town, the area, it looked
really nice and all that. By changing it, you
really basically changed the entire look of the
house completely. By changing the windows
alone, you changed the entire facade.

THE CHAIRPERSON: Honestly, by saying
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what you said about the interior and exterior, it's like I care what I look at if I'm going to live in the house, but what you look at on the outside I don't care about, the rest of the town. That's a bit disconcerting.

MR. STRICKER: I didn't really say it that way.

THE CHAIRPERSON: I know, but that's what's coming through. I understand budgets, you know, I get it, but I really think that winding it back or just doing it and thinking, oh, maybe they won't say anything, that's just not the way to do business in this town. I don't think it's the way to do business anywhere. That's not an honorable way. I completely understand your budget, but it's really difficult. You put us in a difficult situation here now trying to throw up some things here and there and, you know, like, we'll throw this over here instead, this little vent, instead of all of this other architectural detail on the sides of the building that were expected. You know, okay, we'll throw up the stone on the front of the

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house, but, you don't what, you're not even going to see it because there's going to be bushes in front of it.

MR. GARCIA-BOU: The other thing I'm looking at on the rear elevation is the window location, the door location everything changed completely; is there a reason why?

MR. STRICKER: Which change? Which windows and which doors?

MR. GARCIA-BOU: On the rear elevation.

MR. STRICKER: Rear?

MR. GARCIA-BOU: Yes. Where you have the French doors. I'm looking at the original elevation that was approved versus as-built is a completely different window location.

MR. STRICKER: The back door we made it in line with the front door so you could see right through the back. That's another thing, you can't visualize that when you're drawing the plans until you walk into the house.

THE CHAIRPERSON: An architect can visualize that. If you tell them that's what you want, they can certainly accomplish that.

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It's just like kind of willy nilly, like these plans were like kind of a suggestion of what was going to be there.

MR. STRICKER: The process was so long to go through for a variance. I know it was all my fault. Go through variance, ARB, Zoning Board, you know, all this stuff, I don't know if we really took a hundred percent of the time to get exactly what we want to get it through all these things. It's at least a six month process, and then you have summer involved where, you know, the meetings don't happen. So we were trying to get a plan in, and it wasn't probably a hundred percent to exactly what we wanted. MS. UHLE: Jason, did you attend all the meetings?

MR. STRICKER: I attended the meetings.

MS. UHLE: I'm not saying this about this particular applicant, but, unfortunately, I've had other applicants say, well I just agreed to that so I could my approvals without having a full understanding that that's a requirement. The point is not just to make it

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the Building Department is aware of them, then we could work with them to come back to the Board for amended approval. We try to make the amended approval process not as onerous as the original approval process because there's already been public hearings and everything.

MR. STRICKER: Again, it was really my fault. We didn't go through the whole plan a hundred percent. We wanted to get it in. We bought the house in September, we had plans in like not even a month later. We didn't really go through it a hundred percent, and now I'm here trying to correct what should have been done or didn't do to what we really wanted to do.

THE CHAIRPERSON: I know that the Zoning Board has approved your front yard setback, but what is it that you did to the plans that wasn't here? Was it the fact that it came out, the portico?

MR. STRICKER: Yes. The portico where the posts come down are I think a foot or so or 2 feet into the setback.

THE CHAIRPERSON: So it went from 23 to 26?

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MS. UHLE: Well, it's required to have a setback of 26 feet and it has a setback of 23 feet.

THE CHAIRPERSON: That was not approved in the original variance; right?

MS. UHLE: Let me see what the original variance was. That's correct, that was not part of the original variance. The original variances were to allow a side yard setback adjacent to the street and with regard to gross floor area.

With the as-built plans, the drawings required variances for the front portico, the setback, total impervious surfaces, and the width of the driveway. The Zoning Board asked the applicant to amend that application, and they allowed the front portico to remain where it was with the 23 foot setback rather than 26.

The applicant did reduce the impervious surfaces by 237 square feet, and they reduced the width of the driveway by 8.4 feet. The Zoning Board did have them come back and modify the site plan to minimize the extent of the variances.

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house, and then certainly compared to the
proposed ones that we approved.

MR. STRICKER: Right. I could
definitely add shutters around where it's
possible. Some of the windows are too close to
the wall, like here I won't be able to add a
shutter on one side, that's the right side.
The rear and this corner.

MS. NEMECEK: I don't think you need
them in the rear. Wherever people are going to
see. The side.

THE CHAIRPERSON: What is the side
that faces the street?

MR. STRICKER: The right side. The
right side. I could add shutters around except
for this last window. It would probably look
good in the front. I mean, I could definitely
do the front on most of the windows except for
the big picture.

MS. NEMECEK: They're out of balance
and scale.

THE CHAIRPERSON: That picture window
doesn't even fit on this house. It just looks
so awkward.

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Mr. STRICKER: You have the picture
that the architect drew?

MS. UHLE: The photograph you mean?

MR. STRICKER: The photograph.

MS. UHLE: Yes, they have the
photographs in the package. It shows the
arborvitae as well. Were these taken last
fall? Probably? Last winter even?

MR. STRICKER: Probably.

MS. UHLE: Either they were taken
extremely recently or last year.

THE CHAIRPERSON: That window looks
so -- actually it looks so close to the trim on
this. There's no head on shot of the whole
house.

MS. NEMECEK: No.

MR. STRICKER: If you want, I could
look through my phone and see if I have --

THE CHAIRPERSON: A head on shot of
the whole house?

MR. STRICKER: Yes.

THE CHAIRPERSON: Yes.

MS. UHLE: When I looked the other day
for Google maps, the street view from Joyce was

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big. It just has to come down; right?

MS. NEMECEK: The scale of it is too
big. That's too big and the rest are too
small.

MR. STRICKER: We have the chandelier
in there, that's why we did it.

THE CHAIRPERSON: I'm sure no matter
how big the window is, you're still going to
see that chandelier. You're not looking head
on that it's got to be in the middle of the
window kind of a thing. Obviously it's
centered, but when you see it, you see it from
one end. It's not like you're always head on
deading the window that you have to see the
full chandelier. I don't know how big it is.

MR. STRICKER: From the street you
could see it comes down to the bottom of the
window if you're in the car.

THE CHAIRPERSON: I think that the
header being at the top of what the other
windows are and the sill being at the bottom,
pretty much it's even; right? The height of
the window is the same as the other windows,
the other larger windows on the front facade?

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throw a diamond in.

THE CHAIRPERSON: Well, I mean, often
a focal point window is a different shape, just
like the oval one was before. I'm just trying
to get something that would work with what you
have now.

MR. STRICKER: If I shrink the width a
little, I guess if that helps.

MS. UHLE: You could also just ask
them to come back with a proposal of something
that is more in scale and more consistent. I
think it's hard when you guys start designing
it.

THE CHAIRPERSON: When there's nothing
clearly coming, saying, this is what it should
be.

MR. STRICKER: This is really a design
element. It's nothing like, you know, one plus
one equals two, this is not a definite answer.
This is what you guys --

THE CHAIRPERSON: I understand, but
it's not our job to tell you to design your
house. It's to say, yes, it's good, or no,
it's not. That's why usually we work with

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architect and we say, well, what else can you
come up with that works for this home, this is
your design. There are times when we have
specific suggestions and we all look at each
other and say, yes, that's what it should be,
but that's not coming right now.

MS. UHLE: I think what they're saying
with this is that the window over scaled and
out of scale, and then also not really
consistent with the other windows. So they're
asking you to come back with something that's
more in scale; is that correct?

THE CHAIRPERSON: Yes.

MR. STRICKER: Okay. I'll talk to the
architect and tell him to do something with the
window. So you're okay with the shape of it
even if we make the width smaller?

THE CHAIRPERSON: Then that's not the
shape. The height of it is -- it's hard. It's
a difficult thing. The fact that the height is
the same as the others, usually it makes it fit
in. By just chopping off the sides right now,
I'm not so sure if that's going to do it. I
think the architect needs to come up with

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<td>2</td>
<td>difficult to do it on the front only when on</td>
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<td>3</td>
<td>the sides you have other windows in the room.</td>
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<td>Like around the corner you've got a window --</td>
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<td>like these two windows here and on the</td>
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<td>right-hand side there's a window there, right,</td>
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<td>that's going to be in the room, so you're going</td>
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<td>to have a window without the grills. Do you</td>
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<td>understand what I'm saying?</td>
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<td>10</td>
<td>MR. STRICKER: Yes, I got it.</td>
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<td>11</td>
<td>THE CHAIRPERSON: Once you do one on</td>
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<td>12</td>
<td>one side, it just kind of follows around the</td>
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<td>house. Then you're going to get the corner on</td>
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<td>the left side and that's the same room in the</td>
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<td>back. You're going to have to do it.</td>
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<td>16</td>
<td>MR. STRICKER: Okay.</td>
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<td>THE CHAIRPERSON: It's not going to</td>
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<td>work from the inside by doing it just on the</td>
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<td>front the way shutters can.</td>
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<td>20</td>
<td>MR. GARCIA-BOU: You also took away</td>
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<td>the trellis in the front.</td>
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<td>22</td>
<td>MR. STRICKER: We're putting it back</td>
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<td>in, the trellis. We have the brackets on the</td>
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<td>24</td>
<td>garage, the three brackets.</td>
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<td>25</td>
<td>THE CHAIRPERSON: And you are fixing</td>
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2 this up here. All right. So that's the front.
3 The side, especially the right side, I just
4 don't think that adding that little detail is
5 going to really --
6 MS. NEMECEK: Yes, they're too tiny.
7 THE CHAIRPERSON: -- Make a
8 difference. Again, you could ask the architect
9 to come up with something better than that on
10 that detail because it's on the corner, you're
11 on the corner, it's not something that's hidden
12 between two homes.
13 MR. GARCIA-BOU: It's off scale
14 basically.
15 MS. UHLE: I'm sorry, Laura, I lost
16 you for a minute. What was it that you're
17 asking to do?
18 THE CHAIRPERSON: On the right
19 elevation in particular, he needs something
20 more than that to fix the --
21 MS. UHLE: The vent?
22 MS. NEMECEK: No. These tiny little
23 windows on the right side.
24 THE CHAIRPERSON: I was talking about
25 the vent.

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2 MR. STRICKER: Can I leave the vent in
3 there, and then we'll turn it to this cedar
4 shake style vinyl starting from the roof line?
5 THE CHAIRPERSON: Like the way it was
6 proposed?
7 MR. STRICKER: Except for this. I
8 don't really like this thing. He keeps adding
9 this thing back in, this lattice square. I
10 don't know if it came from you guys. I don't
11 even want to put it in here. If I got to make
12 the change in the plan, I would rather just
13 leave the cedar shake all the way up.
14 MS. UHLE: Jason, I just want to
15 clarify, nothing comes from this Board. You
16 can just see right now, they're making
17 suggestions. They would never say you must --
18 they might at this point. If this is what he
19 proposed, if you or he objected to that, then
20 at the meeting you need to say that. You're
21 objecting to it now, but it's on the plans that
22 you're showing as being proposed. You need to
23 be careful that whatever you're showing this
24 Board as proposed is what you're going to have
25 to build. I know you're saying it now, which

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is an appropriate time to do it.

MR. STRICKER: Right. I mean, if we were coming back and you said right now everything is fine, we don't have to make one change and we're good like this, fine, I'll leave it. You're saying I got to change this, I got to change that, and as we're changing that we're going to change the plan anyway, I would rather get rid of this piece on the top where he wants to do it on every side. I really don't like the way that looks. If you want to leave the vent in there, that's fine, but I think we just take it from here and go cedar shake all the way up.

THE CHAIRPERSON: You're your communicator with the architect, you tell him what you want. You tell him that we want something on the side other than this vent because this is not cutting it, especially since it's that side. Honestly, I don't mind if the other side is different. I don't think you see it. I don't think you have to go through the trouble of doing both sides with the detail. I'm concerned about the right side. The right side is facing the street and it's quite visible and right now it's quite blank, and I don't think that that's going to solve the problem. If you want to solve that with the cedar shakes, fine. We're not insisting that that little detail up at the top -- am I correct?

MS. NEMECK: Correct.

THE CHAIRPERSON: -- That that has to be there. If you want to tell your architect to take it out, you're prerogative. We're not going to come back to you and say, where is it, put it back in. We're good with that on that part of it.

MS. UHLE: I don't know, do you really want the right side elevation to be different from the left side elevation? I mean, there is also a neighbor on the other side. It seems a little weird to me to have the two elevations separate.

THE CHAIRPERSON: I don't think you see it at any other time, but that's my personal opinion.

MS. UHLE: The neighbor would see it.

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what you're saying, I could go back to the architect, but ultimately you guys make the decision whether it's, yes, it's a go or not.
I would like to kind of iron out exactly -- you're trying to not make the whole change, but I don't want to keep coming back here every month and say, okay, I did this but you don't like this piece so we got to come back again.
MS. UHLE: I think they're looking at -- if you look at your as built front elevation compared to the proposed front elevation, you know, the scale of that picture window over the portico is just completely different and out of scale. I don't think they're going to really care whether it's a particular shape or a particular style, it's more does it look appropriate for the rest of the house and is it in scale and in character. The problem is they're really not here to design it for you. They're assuming that your architect is going to present something to them that is in scale and is in character and is in balance. I don't think it's possible for them to tell you specifically what to do, it's more
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sort of overall concept.
MR. GARCIA-BOU: The other thing that I want to point out, your architect should go back to the original plans because that's what we were looking for, that's what we were going by, that's what we approved.
MR. STRICKER: Okay.
MS. UHLE: I can certainly coordinate with you and David tomorrow about the -- again, you're hearing certain things like putting the cedar shakes and the gable, modifying the windows. Those in and of themselves will make a big difference.
MR. STRICKER: Okay.
The CHAIRPERSON: Are the materials used on the home the same as what was proposed?
MR. STRICKER: Yes.
The CHAIRPERSON: And the stone that you're going to use is the same that was proposed originally?
MR. STRICKER: I can go pack to original plan, but I don't think he changed it from the original.
The CHAIRPERSON: Eldorado stone
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1 you're not even go to see this stone per se. 
2 You're only going to see this little tiny 2 
3 foot piece here, 2 foot piece there, and 
4 another piece there. You're not going to see 
5 it, we're going to do it, but if we don't need 
6 it, it's up to you, we're not doing it on the 
7 other three sides -- 
8 THE CHAIRPERSON: I think that's going 
9 to make a difference, to be honest with you. I 
10 think that you're really kind of pushing it on 
11 that.

12 MS. UHLE: I think also what you said 
13 is appropriate, now you're almost coming in 
14 with sort of a clean slate in terms of what 
15 looks appropriate. 
16 THE CHAIRPERSON: This looks 
17 appropriate. I think that that's crazy. 
18 Anything else? Any other suggestions 
19 or comments? 
20 MS. NEMECEK: I'm a little confused 
21 about removing a 2 foot wide strip of the 
22 pavement on the right side of the house and 
23 that's because of the impervious surface. Why 
24 did you choose the inside? It seems here that 
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1 you have a planting bed already on the side of 
2 the house. 
3 MR. STRICKER: We do, but it was 
4 easier to get rid of the inside so we could 
5 make more planting in there than to try to 
6 piece together grass on the right side. I 
7 don't have to plant grass back. If I took it 
8 out on the right side, I would have to fill the 
9 grass in, and you know how sometimes grass 
10 doesn't grow the same color and shape. 
11 MS. NEMECEK: Grass? 
12 MR. STRICKER: Grass. 
13 MS. NEMECEK: I disagree. 
14 MR. STRICKER: Because you're a 
15 landscape architect. 
16 MS. NEMECEK: I was just a little bit 
17 concerned why, but if you want to leave it as a 
18 planting bed, that's fine. The reason I'm kind 
19 of baffled by you increasing the impervious 
20 surface, you have 20 feet of drain system, and 
21 you just increased all this runoff with all 
22 this imperviousness. 
23 MR. STRICKER: Right. The back patio 
24 was the major issue of the impervious surface. 
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1 Originally when we did the drawings, we didn't 
2 even have a back patio. We didn't even think 
3 about a patio. As we did a patio, this created 
4 the whole problem. I mean, who doesn't have a 
5 back patio on a house, and we completely missed 
6 it on the drawings. I guess that's my fault 
7 for not wanting a back patio or a walkway. How 
8 are you going to get from front to back if 
9 there's no walkway. 
10 THE CHAIRPERSON: We did not open the 
11 public hearing, so I should just do that and 
12 continue that into the next meeting.
13 MR. STRICKER: I just want to 
14 reiterate everything we talked about so I got 
15 it so when I go back to the architect. 
16 THE CHAIRPERSON: Okay. 
17 MR. STRICKER: Cross hatch grids on 
18 the windows, redo this big window on top of the 
19 portico, cedar shake only on the right side. 
20 THE CHAIRPERSON: I think the that 
21 Board disagrees with me on that. It needs to 
22 be on the other side as well to be even, to be 
23 balanced. 
24 MR. STRICKER: Okay, on both sides. 
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1 THE CHAIRPERSON: That's it for the 
2 suggestions, Margaret, or are there others? 
3 Margaret will give you -- 
4 MS. UHLE: Those were the specific 
5 things that you said. 
6 THE CHAIRPERSON: Let's open the 
7 public hearing just to get that out of the way. 
8 I would like to open Application 18-44 
9 to a public hearing. 
10 MR. GARCIA-BOU: Second. 
11 THE CHAIRPERSON: All in favor. 
12 (All aye.) 
13 THE CHAIRPERSON: Is there anyone else 
14 here that would like to speak to that? 
15 (No comments.) 
16 THE CHAIRPERSON: We will leave the 
17 public hearing open to the next meeting in case 
18 somebody else has any questions or comments, 
19 whatever, that will be available to them. Then 
20 hopefully we will see you at the next meeting 
21 with the suggestions. In a very broad sense, 
22 the suggestion to get it to look more like the 
23 original. Hopefully, there will be things that 
24 the architect can do to bring it together and 
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2 get it to a point where it's a little bit
3 closer to what it was we originally approved.
4 MS. UHLE: Can I say one thing? I
5 think it would be easier at this point -- it
6 sort of corresponds to what you said about just
7 looking at it as it is what it is now -- if we
8 just get proposed elevations without the
9 bubbles and the notes and stuff because it's
10 confusing going back and forth. I appreciate
11 it for this because it shows changes that were
12 made. It didn't highlight all of the changes,
13 it highlighted some of the changes. I think
14 now when you modify these elevations, they're
15 just now your proposed elevations. Again, if
16 you want me to clarify with you tomorrow.
17 On these there are a lot of arrows and notes
18 and comparisons to previous things. The Board
19 now is just looking at it in and of itself sort
20 of, so they just need normal elevations.
21 THE CHAIRPERSON: I think even maybe
22 it could just be this sheet.
23 MS. UHLE: This sheet, yes.
24 THE CHAIRPERSON: You need a new sheet
25 A3B, okay, to show all your newness, and then I
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2 get it to a point where it's a little bit
3 regardless of necessarily how it compares to
4 the original approval.
5 MR. STRICKER: Okay. And when is the
6 next meeting?
7 MS. UHLE: The next meeting is
8 January 2nd because they do not meet in
9 December.
10 MR. STRICKER: January 2nd.
11 MS. UHLE: January 2nd of 2020. The
12 Planning Board meeting after that is
13 January 23rd.
14 MR. STRICKER: Okay.
15 THE CHAIRPERSON: That's it.
16 MR. STRICKER: Thank you.
17 THE CHAIRPERSON: I would like to make
18 a motion to -- do we need to approve minutes?
19 I don't think we have the right people here; do
20 we?
21 MS. UHLE: For the October 3rd minutes
22 you have everybody here that you need. Yes,
23 everyone is here.
24 THE CHAIRPERSON: Let's do that for
25 now. I will make a motion to approve the
26 minutes of October 3rd.
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1 think we can all hang on to this. Okay?
2 MR. STRICKER: Right.
3 THE CHAIRPERSON: Tell the architect
4 to -- unless he feels that he needs to explain
5 anything else in more details, whatever, I
6 think a new sheet A3B and we should be --
7 MR. STRICKER: Maybe he could shrink
8 it down and then put what was approved.
9 THE CHAIRPERSON: It's hard to see it
10 that big. We have the old, we could lay it out
11 if we have to.
12 MS. UHLE: We have had people come
13 back with changes that are significantly
14 different, but it still looks good and it's
15 still as good as what was originally approved.
16 It's the finished product at this point. I
17 think at this point it's not so important to --
18 comparing them to what was previously is
19 important for you to understand sort of the
20 scale and the balance and certain detailing,
21 but at this point they're just approving
22 whatever you're going to finally end up with.
23 So I think it's really concentrating on these
24 four elevations and how you could improve them
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2 think we can all hang on to this. Okay?
3 MR. GARCIA-BOU: Second.
4 THE CHAIRPERSON: All in favor.
5 (All aye.)
6 THE CHAIRPERSON: The minutes are
7 approved. I would like to make a motion to
8 close the ARB meeting for November 7th.
9 MR. GARCIA-BOU: Second.
10 THE CHAIRPERSON: All in favor.
11 (All aye.)
12 THE CHAIRPERSON: Thank you and
goodnight.
13 MS. UHLE: Thank you.
DINA M. MORGAN, REPORTER
STATE OF NEW YORK 
) 
) Ss.
COUNTY OF WESTCHESTER)

I, DINA M. MORGAN, Court Reporter and Notary Public within and for the County of Westchester, State of New York, do hereby certify:

That the above transcript was taken from a videotape of the actual hearing. I was not present for such hearing. The videotape was taken and transcribed by me to the best of my ability.

And, I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 19th day of December, 2019.

DINA M. MORGAN
Court Reporter

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